MICHAEL HARDY
SALES & LETTING



5, Tavistock Mews,
Wokingham,
Berkshire, RG41 2AJ

£1,195,000 Freehold





A beautifully presented and exceptionally modern five bedroom, three bathroom home situated within Tavistock Mews, just off Barkham Road in Wokingham. Offering approximately 2,702 sq ft of accommodation, the property has been thoughtfully extended to create an impressive contemporary family home, combining generous living space with a highly versatile layout. The ground floor features a spacious living room, separate games room, study and an impressive kitchen/dining room, complemented by a striking orangery with a lantern roof, creating an additional family living space filled with natural light. Upstairs, five well proportioned bedrooms are served by three bathrooms, with three bedrooms benefiting from built in wardrobes. The property is particularly well positioned for those seeking substantial family accommodation within walking distance of Wokingham town centre and railway station.

- Exceptional five bedroom, three bathroom family home
- Impressive orangery extension with roof lantern
- Three bedrooms with built in wardrobes
- Approximately 2,702 sq ft of accommodation
- Modern kitchen/dining room and separate living spaces
- Driveway parking and integral garage

The property benefits from driveway parking for two vehicles, alongside an integral garage providing additional storage or practical space. The rear extension incorporates a particularly impressive orangery with a roof lantern, creating a bright and contemporary environment that works seamlessly alongside the main living accommodation. The overall layout offers excellent flexibility for modern family living, entertaining and working from home.

Tavistock Mews is conveniently positioned just off Barkham Road, within walking distance of Wokingham town centre and railway station. Wokingham offers an excellent selection of independent shops, cafés, restaurants, bars and everyday amenities, alongside its popular market and leisure facilities. For commuters, Wokingham railway station provides regular services towards Reading and London, while the surrounding road network offers convenient access to the M4 and neighbouring towns. The area also benefits from nearby schools, parks and recreational facilities, making it a popular choice for families.

There is an annual estate charge of c.£375.000 which covers the cost of the upkeep and maintenance of communal areas and facilities. NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.

Council Tax Band: G
Local Authority: Wokingham Borough Council
Energy Performance Rating: B









Floorplan

Tavistock Mews, Wokingham

Approximate Area = 2702 sq ft / 251 sq m
Garage = 185 sq ft / 17.1 sq m
Total = 2887 sq ft / 268.1 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Michael Hardy. REF: 1540828

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These particulars have been prepared in good faith to give a fair overall view of the property; they do not constitute an offer and will not form part of any contract. We make no representation about the conditions of the property nor that any services or appliances are in good working order; this should be checked by your surveyor. Furthermore, you should not assume that any items or features referred to in these particulars or shown in the photographs are included in the sale price. Your solicitor should check this as part of the normal conveyancing process.

N.B. Please note that we have not checked whether the property, or any part of it, complies with the planning acts or building regulations. This should be checked by your surveyor or solicitor.
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